

ECONOMIC DEVELOPMENT SUMMARY

February 2019



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COMMERCIAL / RETAIL

Alessandro Plaza: 122,000 sq. ft. neighborhood shopping center along the north side of Alessandro between Graham and Heacock

- **Rising Stars Business Academy** – OPENED

Cactus Commerce Center: 53,420 mixed-use center on Cactus east of I-215. Development includes 2 restaurants, gas station / carwash, and a 46,000 sq. ft. industrial building - IN PLAN CHECK

Canyon Springs Plaza: 417,000 sq. ft. regional center at SR-60 & Day

- **Golden Corral** - UNDER CONSTRUCTION
- **Goodies Delicatessen** - IN PLAN CHECK
- **Realis Gymnastics** - EXPANSION UNDER CONSTRUCTION
- **Safe Haus Craft Beer & Kitchen** - UNDER CONSTRUCTION
- **Phantasmic Event and Party Planning** - OPENED

Country Inn & Suites: 64-room hotel by Radisson at Sunnymead and Olivewood – IN PLAN CHECK

Iris Plaza: 87,210 sq. ft. neighborhood center at the SEC of Perris & Iris.

- **Jitterz Coffee** - UNDER CONSTRUCTION

Lakeside Plaza: Anchored by Stater Bros. and Bank of America, this 143,000 sq. ft. shopping hub at the NWC of Iris & Lasselle serves students and residents of eastern Moreno Valley

- **Mountain Mike's Pizza** - OPENED

Moreno Beach Plaza: 259,165 sq. ft. of commercial space in two phases at the SEC SR-60 & Moreno Beach

- **America's Tire Store** - UNDER CONSTRUCTION

Moreno Valley Mall: 1.1 million sq. ft. regional Mall anchored by Harkins Theatres, J.C. Penney, Macy's, and Sears

- **Arcadia Kid's Museum** - IN PLAN CHECK
- **Breakout Escape Room** - UNDER CONSTRUCTION
- **La Michoacana Ice Cream** - OPENED
- **Torrid** - EXPANSION OPENED

Moreno Valley Plaza: 341,000 sq. ft. shopping center anchored by Office Depot, Superior Grocers, Big Lots, and Harbor Freight Tools at the SWC of Sunnymead & Heacock

- **Golden State Staffing Services** - OPENED
- **Options for Youth Charter School** – OPENED
- **Rainbow Shops** - LEASE SIGNED



COMMERCIAL / RETAIL

Moreno Valley Village: 110,000 sq. ft. center at NEC Perris & Hemlock

- **DaVita Dialysis** - OPENED

Plaza Del Sol: 56,000 sq. ft. center at the NEC Frederick & Alessandro

- **Woody's Brewhouse** – OPENED

Sunnymead Blvd: NWC Sunnymead / Perris at 24966 Sunnymead

- **Alamilla's Mexican Food** - UNDER CONSTRUCTION

Sunnymead Plaza: 69,000 sq. ft. commercial center at the SWC Perris & Sunnymead

- **Black Bear Diner** - OPENED
- **Time 2 Dance** - OPENED

The Quarter: Mixed-use project at the NEC of Day & Eucalyptus includes two 4-story hotels, a service station with convenience store, and a multi-tenant retail/restaurant building: ALL UNDER CONSTRUCTION

- | | |
|-------------------------------------|--------------------------------|
| ▪ 76 Union Beyond Station | ▪ FatBurger |
| ▪ Alamilla's Mexican Food | ▪ Holiday Inn Express |
| ▪ Coffee Bean & Tea Leaf | ▪ Residence Inn |
| ▪ Country Kitchen | ▪ ZPizza & Tap Room |

TownGate Center: Expansive shopping center at Frederick south of SR-60. Anchors include TJ Maxx/Home Goods, Burlington Coat Factory, Polly's Pies, Acapulco, and Regency Theater

- **Gazpachos La Michoacana Ice Cream** - OPENED
- **Sherwin Williams** - OPENED
- **State Farm Insurance Agency** - OPENED

TownGate Crossing: 237,000 sq. ft. shopping center at SR-60 & Day

- **Sit N Sleep** – OPENED

TownGate Promenade: 353,000 sq. ft. shopping center at the SEC of Day & Campus. Anchored by Costco, Ayres Hotel & Spa and Hampton Inn

Shop H - 7,310 sq. ft. multi-tenant retail building

- **Red Wing Shoes** - UNDER CONSTRUCTION

TownGate Square: A mixed-use development with 136,000 sq. ft. of retail & restaurant plus 170,000 sq. ft. of approved office / hospitality at the SEC of Gateway & Day

- **Fairfield Inn & Suites:** 106 rooms by Marriott - UNDER CONSTRUCTION
- **Quick Quack Car Wash** - UNDER CONSTRUCTION

Walmart: new Walmart SWC Perris & Gentian – APPROVED

MEDICAL / OFFICE

Riverside University Health Systems:

- 200,000 sq. ft. medical building NWC Cactus & Nason - UNDER CONSTRUCTION

Economic Development Summary The *Economic Development Summary* is intended only to keep the City Council and City Department Heads current concerning ongoing and potential future developments. Much of the information contained in this *Summary* is preliminary and subject to change. In particular, information concerning potential land use and/or economic development projects is to be considered tentative and preliminary (and in some cases may be speculative), subject both to change and to all future City review and approval processes. Nothing in this *Summary* constitutes, evidences, or implies City approval of any such project, nor City acceptance of any proposed terms of any agreement, contract or understanding referred to in this *Summary*. All such matters remain fully subject to all normal City approval processes, up to and including public meetings and/or public hearings before the Planning Commission and/or City Council, at future dates.

CENTERPOINTE INDUSTRIAL AREA

Home to Federal Mogul, Sherwin Williams, Harbor Freight Tools, Porvenc Doors, ResMed, Serta Simmons, United Natural Foods, and US Postal Svc.

Core5 | Brodiaea Business Park: 99,978 sq. ft., SWC Brodiaea & Heacock - SOLD TO UNITED MATERIAL HANDLING - OPENED

MORENO VALLEY INDUSTRIAL AREA

An industrial specific plan with existing facilities for Amazon, Cardinal Glass, Floor & Decor, Harman Kardon, Karma Automotive, Lowe's Home Improvement, Masonite International, Minka Lighting, Modular Metal Manufacturers, O'Reilly Auto Parts, Philips Electronics, Procter & Gamble, Ross Dress for Less, and Walgreens

Alere Property Group | Modular Logistics Center: 1.1 million sq. ft. on +/- 50 acres at the NEC of Perris & Modular – UNDER CONSTRUCTION

First Industrial Realty Trust | First Nandina Logistics Center: 1.39 million sq. ft. on 72.9 acres at the SWC of Indian & Nandina – LEASED TO LOWE'S HOME IMPROVEMENT - UNDER CONSTRUCTION

IDS Real Estate Group | Nandina Distribution Center Building A: 739,903 sq. ft. at NEC Heacock & Nandina – LEASED TO DMSI, UNDER CONSTRUCTION

Duke Realty:

- **Moreno Valley Industrial Park:** 400,935 sq. ft. at NEC Heacock & Iris – AVAILABLE
- **San Michele Industrial Facility:** 241,666 sq. ft. at NWC San Michele & Perris - LEASED TO RESMED, UNDER CONSTRUCTION
- **Nandina Industrial Center:** 340,178 sq. ft. southwest of Perris & Nandina - LEASED TO LEGRAND NORTH AMERICA, UNDER CONSTRUCTION

March Business Center Building 2: 277,243 sq. ft. SEC Heacock & Iris – LEASED TO MEDLINE, OPENED

Prologis | Moreno Valley Logistics Center: 1,736,180 sq. ft. in four buildings SWC Indian & Krameria. 1,351,763 sq. ft. - UNDER CONSTRUCTION

Sares-Regis | Indian Street Commerce Center: 446,350 sq. ft. facility at SWC Indian & Grove View - UNDER CONSTRUCTION

SR - 60 CORRIDOR

Prologis | Eucalyptus Industrial Park: 1.5 million sq. ft. proposed in four buildings (160,000 to 862,000 sq. ft.) on the south side of SR-60 east of the Auto Mall. Building 2 - LEASED TO SOLARIS PAPER, OPENED. Buildings 1, 3 & 4 UNDER CONSTRUCTION

World Logistics Center: 40.6 million sq.ft. logistics campus – APPROVED



ACCELERATING OPPORTUNITIES

DYNAMIC RETAIL DESTINATIONS

Two regional shopping destinations and over 40 shopping plazas with major tenants including Costco, SuperTarget, Home Depot, Lowe's, Macy's, Burlington Coat Factory, TJ Maxx/HomeGoods, Ulta, BevMo, and many more!

STRATEGIC LOCATION

Centrally located in Southern California at the junction of SR-60 and I-215 - two major transportation corridors. More than 56.2 million trips per year along SR-60, with swift access to Los Angeles, Orange County, San Diego, Northern California, Arizona, and Nevada.

PRO-BUSINESS PHILOSOPHY

Pro-business development environment and concierge business service, able to fast track development and unparalleled plan check turn around.

DEMOGRAPHIC STRENGTH

Average household income of \$78,090 with nearly 15,000 households at \$100,000 or more; possess a highly educated workforce with 50% of residents in white collar jobs.



2nd
largest city in
Riverside County



21st
largest city in
CALIFORNIA



51.3 square
MILES



4.99%
annual growth
RATE

212,682
Moreno Valley
Population 2019



20-mile
radius population
2,375,586



Median
AGE: **31.8**



Inland Empire
ONE OF THE FASTEST GROWING REGIONS
IN THE US



Home to numerous
Fortune 500
AND INTERNATIONAL COMPANIES



4500
businesses
STRONG



17,000
JOBS
created in 5 years



TRANSPORTATION
SERVED BY

CALIFORNIA STATE ROUTE 60 | INTERSTATE 215
METROLINK
MARCH INLAND PORT AIRPORT - CHARTER & CARGO FLIGHTS
INTERNATIONAL FLIGHTS FROM ONTARIO AIRPORT



\$78,090
Average household
INCOME

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